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TO:	Nadia De Santi, MCIP, RPP, Practice Lead	DATE:	March 17, 2023
FROM:	Ding Bang (Winston) Yang, P.Eng.	PROJECT NO.:	221-13091-00
PROJECT:	272-274 Parkdale Ave Demo		
SUBJECT:	Supporting SWM Memo for Demolition Application and Proposed Temporary Community Garden		

INTRODUCTION

WSP was retained by Richcraft (Bullman) Ltd. to provide servicing, grading and stormwater management design services for the proposed community garden at 272-274 Parkdale Ave. This SWM memo is provided to document the proposed stormwater management (SWM) strategy for the demolishing project at 272-274 Parkdale Ave. The subject site is located northwest corner of Parkdale Ave and Bullman street intersection and immediately bounded to the vacant land to the north and existing residential dwelling to the west.

The two existing buildings at 272 and 274 Parkdale Ave will be demolished and removed from site. Existing asphalt driveway at 274 Parkdale Ave will be remained on site. Additional gravel paving will be provided after the building is removed. And it will be used as temporary parking for the proposed community garden at 272, 268 and 266 Parkdale Ave.

EXISTING CONDITIONS

Where the residential buildings currently exist, is the proposed location for the community garden and surface parking lot. The total area for the community garden and temporary parking is considered to be 0.157 ha in size. The demolition area is 0.022 ha. The site is bounded by vacant land to the north, a residential development to the southwest and a commercial development to the west. It is part of lot 16 and lot 17 of the registered plan 58, Geographic Township of City of Ottawa (refer to Appendix for the Topographical survey plan by AOV ltd, Feb 2013 and May 2021). Based on the topographic survey, the overall topography is flat, the runoff will follow the existing drainage pattern and eventually will drain overland toward the city right of way and picked up by the existing street catchbasins. On-site detention facilities have not been constructed for the existing dwellings. The existing piped stormwater system along Parkdale Ave conveys drainage to Scott Street from south to north.

PROPOSED CONDITIONS

The proposed community garden includes a planting area at the north and a surface parking lot at the south. Refer to Attached Concept Plan for details. The existing overland flow path on site will be maintained unaffected in post-development conditions.

DESIGN CRITERIA

As confirmed by City of Ottawa during the pre-consultation process, due to the nature of the proposed interim development, it is expected that there should be little change to the runoff coefficient, resulting to a similar pre and post development release rate. Key criteria applicable to the community garden project are summarized below.

Design Storm	1:5 year return (Ottawa)
Rational Method Sewer Sizing	
Initial Time of Concentration	10 minutes
Runoff Coefficients	
Grass, Mulch, Landscape	C = 0.25
Gravel	C = 0.60
Asphalt/Concrete	C = 0.90
Roof	C = 1.00

DESIGN CRITERIA

OVERVIEW

Please refer to Civil drawings C02 for details of the SWM strategies proposed to achieve compliance with the applicable design criteria. Key features of the system include:

- Existing overland flow path to be maintained.
- Soft landscaped corridor is proposed along the west and north boundary to reduce the runoff coefficient and encourage infiltration for retention to recharge the aquifer.
- Mulch and gravel areas is proposed to be placed surrounding the proposed planting beds to reduce the runoff coefficient and encourage infiltration for retention to recharge the aquifer.

It should be noted that as part of the temporary SWM strategy for the interim condition has been designed to achieve compliance with the similar runoff coefficient, resulting to a similar pre and post development release rate.

PRE AND POST CATCHMENT ANALYSIS

The table 1 below summarized the runoff coefficient breakdown in both pre and post conditions. It should be read in conjunction with figure F01 and F02 (Pre-Development Storm Drainage Area Plan and Post-Development Storm Drainage Area Plan).

Table 1: Runoff Coefficient Breakdown

Total area (ha)	Grass and Mulch C=0.25	Gravel C=0.60	Asphalt C=0.90	Roof C=1.00	C average
Pre-Development					
0.157	0.081	0.030	0.023	0.022	0.45
Post-Development					
0.157	0.106	0.030	0.021	0.000	0.34

Base on the total application site area of 0.157 ha, the applicable peak discharge targets are established as follows:

$$\begin{aligned}
 Q_{(Pre)} &= 2.78 \times C \times I_{5yr} \times A && \text{where:} \\
 C &= 0.45 \text{ (Weighted average post-development C)} \\
 I_{100yr} &= \text{Intensity of 5-year storm event (mm/hr)} \\
 &= 1174.184 / ((T_c + 6.014)^{0.816}); \text{ where } T_c = 10 \text{ minutes} \\
 A &= \text{Area} = 0.157 \text{ ha}
 \end{aligned}$$

Therefore, the allowable release rate from the existing land can be determined as:
= 20.46 L/s

For the post development at 5 year, the release rate are established as follows:

Q (Post)	= $2.78 \times C \times I_{5yr} \times A$	where:
C	= 0.34 (Weighted average post-development C)	
I_{100yr}	= Intensity of 5-year storm event (mm/hr)	
	= $1174.184 / ((T_c + 6.014)^{0.816})$; where $T_c = 10$ minutes	
A	= Area = 0.157 ha	

Therefore, the release rate from the post development can be determined as:
= 15.46 L/s

The post development release rate is found to be less than the pre-development release rate, on site stormwater management is not required.

RUNOFF VOLUME REDUCTION AND WATER QUALITY

There is significant enhancement to the existing conditions after the demolition since the coverage of the softscape has increased.

CONCLUSIONS

The proposed SWM strategy for the 272-274 demolition, as described above in this memo will meet and exceed the SWM requirements of the City of Ottawa as defined in the pre-consultation meeting for the proposed interim community garden.

Respectfully submitted,

Prepared and reviewed by



Winston Ding Bang Yang, P.Eng., PMP.
Senior Civil Engineer
Infrastructure/Land Development and Municipal Engineering

Appendices

- Pre-Consultation Meeting Notes
- Topographic Survey Plan
- Landscape Site Plan
- Pre-Development Storm Drainage Plan – F01
- Post-Development Storm Drainage Plan – F02

Demolition Control

Pre-consultation

Meeting Date:
September 8, 2022

272-274 Parkdale Avenue / Main address: 1530 Scott Street

Applicant: Alexander Orakwue,
Richcraft (Bullman) Ltd.,
Suite 201 – 2280 St. Laurent Blvd.,
Ottawa, ON K1G 4K1

Consultant: -

Ward 15-Kitchissippi **Councillor** Jeff Leiper

Proposal Summary: To demolish vacant residential buildings at 272 and 274 Parkdale Avenue. Richcraft intends to demolish the buildings upon approval of this application in order to enable future development of the site. In the interim, the vacant lot(s) after demolition is to be converted to a community garden. Both Building Conditions Assessment and Designated Substance Survey reports have recently been completed for the respective buildings and will be submitted alongside the concept plans for the demolition and the replacement community garden.

Attendees: Alexander Orakwue, Richcraft Ltd.
Kevin Yemm, Richcraft Ltd.
Reza Bakhit, Infrastructure Project Manager, PRED, City of Ottawa
Amy Whelan, Engineering Intern, PRED, City of Ottawa
Wally Dubyk, Transportation Project Manager, PRED, City of Ottawa
Mark Richardson, Forester, Natural Systems & Rural Affairs, PRED, City of Ottawa
M Masha Wakula, Planner, Development Review, PRED, City of Ottawa

Meeting Minutes

- The proposal is to demolish two buildings that are no longer occupied. Intention is to put community garden in its place as an interim use until the anticipated development can proceed.
- The concept proposal for the interim use was discussed with the Councillor, Community Association and Community Garden Representatives in the area.
- The boundaries for the replacement community garden are presented and its details as the location of raised beds, etc.
- The rear yards of the 272-274 Parkdale properties have no accessory structures. The properties to the north have already been demolished under Site Plan Control. The corner of the property to the south serves as a parking area for the businesses that used to operate out of this space. Few parking spaces at the same location but expanding to the area where properties will be demolished, are anticipated for the exclusive use for the garden; it's not intended to be a parking lot for other people to use. There are two curb depressions already, at Bullman and Parkdale; the applicant plans to continue to use those curb depressions as access points to the proposed parking area.
- The applicant hired FOTENN Consultants Inc. to look at the design for the community garden. The concept design submitted for the pre-application consultation is the same that was presented to the Community Association, the Councillor and the Parkdale Food Market, who will be potentially operating the subject community garden.
- The applicant wants to understand application requirements to proceed with the Demolition Control and what level of detail is needed for the interim use proposal.
- The requirements for studies, reports, and plans were discussed briefly, and it was agreed that the full list of anticipated studies, reports, and plans will be provided by City staff in the follow-up comments. It was

communicated to the applicant that an application form, survey, site plan, planning rationale and landscape plan will be among the requirements.

- The reasons behind vacancy of the buildings were discussed. The buildings are considered derelict by the applicant with respect to the level of repair and upkeep that is currently beyond feasible option compared to the number of tenants these buildings can accommodate. One building had a restaurant and a unit above which was beyond repair. The other building is very small home that has not been taken care of long before Richcraft Ltd. acquired it. The applicant considers that the lifespan of these buildings is over, and therefore, proposes the demolition. The applicant mentioned that brick homes on the left (i.e., to the west) are retained.
- The intent for the land use beyond the proposed interim use was discussed as well. The applicant has confirmed that the community design plan is approved for this area, which shows it as a mixed-use centre and identifies it as a site for high-rise development. The applicant estimates a 20+ storey building there when the development will occur. The applicant mentioned that Richcraft Ltd. slowly acquired most of the parcels in this block, so their intent will be to masterplan this area that falls in line with the community design plan for this area that is approved.
- Concerns were expressed by Development Review Planner (M Masha Wakula) with the proposed expansion of the parking area. The need for the Planning rationale as part of the application submission was discussed, explaining why the increase in parking is needed. It was advised to explore options to contain the parking area within the existing boundaries. Concerns expressed by Planning staff pertained to the location and expansion of parking area on the frontage of the lot, which is additionally a corner lot at the intersection of Bullman and Parkdale, and this having potential negative impact on the streetscape. The increased parking area there may be not necessarily a desirable use of the land in this place.
- There were some connection problems that impacted the ability of the Transportation Project Manager being able to provide consolidated comments during the meeting. However, it was noted to the applicant that TIA Screening form will be required to determine if the proposed development meets the triggers for the Transportation Impact Assessment.
- No impacts on trees are anticipated. TCR will not be needed, unless there are any impacts on trees. Impacts on perimeter trees were discussed. The applicant confirmed that they do not intend to remove any trees.
- The servicing for the site was discussed. The applicant confirmed that they typically blank the services during demolitions, and that's their intentions for this proposal too.
- The existing and proposed grading was discussed and the impact of the proposal on grading. The applicant provided some description of the existing situation on site. The northern portion of the subject site had been already graded, sodded and fenced during the previous demolition. The rear yards are also flat, and there should not be any required grade change for any drainage, etc. The corner at intersection of Bullman and Parkdale is already asphalt paved, long before the applicant purchased the property. No grade change or resurfacing is anticipated there. The proposed parking will be reinstated with the existing asphalt. Once the buildings will be removed, the grade will be brought to the same grade as the existing grade at the corners of footprints of the buildings.
- Some design details of the community garden were discussed, like raised garden beds, walking pathways to navigate between raised beds. Site grading plan will be required to confirm that there are no significant changes to the grade with the proposed interim use. Other required plans and studies are anticipated and the list will be provided.
- The comment by the Transportation Project Manager, Wally Dubyk, on how the sustainable modes of travel and transportation will be encouraged with this development was discussed. Planning Staff provided their input that it echoes the concerns expressed earlier in the meeting with the expansion of the parking area being proposed. The applicant was encouraged to look into opportunities how to develop the interim use without expanding the parking area and to explore options for other uses on the portion of the land currently occupied by residential buildings. It was noted that bicycle parking spaces can be provided instead so that people can travel to community garden using more sustainable transportation modes.
- It was mentioned that the proposed structures/accessory buildings for the community garden have to comply with Section 82 "Urban Agriculture" of the Zoning By-law.

Good Afternoon Masha,

Please forward the below information to the applicant regarding a development proposal at **272-274 Parkdale Avenue, Ottawa to demolish their vacant residential buildings upon approval of the Demolition Control application to enable future development of the site. In the interim the vacant lot(s) after demolition is to be converted to a community garden.**

Note that the information is considered **preliminary** and the assigned Development Review Project Manager may modify and/or add additional requirements and conditions upon review of an application if deemed necessary.

General:

- It is the sole responsibility of the consultant to investigate the location of existing underground utilities in the proposed servicing area and submit a request for locates to avoid conflict(s). The location of existing utilities and services shall be documented on an **Existing Conditions Plan**.
- Any easements on the subject site shall be identified and respected by any development proposal and shall adhere to the conditions identified in the easement agreement. A **legal survey plan** shall be provided, and all easements shall be shown on the engineering plans.
- Reference documents for information purposes :
 - Ottawa Sewer Design Guidelines (October 2012)
 - Technical Bulletin PIEDTB-2016-01
 - Technical Bulletins ISTB-2018-01, ISTB-2018-02 and ISTB-2018-03.
 - Ottawa Design Guidelines - Water Distribution (2010)
 - Geotechnical Investigation and Reporting Guidelines for Development Applications in the City of Ottawa (2007)
 - City of Ottawa Slope Stability Guidelines for Development Applications (revised 2012)
 - City of Ottawa Environmental Noise Control Guidelines (January 2016)
 - City of Ottawa Accessibility Design Standards (2012) (City recommends development be in accordance with these standards on private property)
 - Ottawa Standard Tender Documents (latest version)
 - Ontario Provincial Standards for Roads & Public Works (2013)
 - Record drawings and utility plans are also available for purchase from the City (Contact the City's Information Centre by email at InformationCentre@ottawa.ca or by phone at (613) 580-424 x.44455).

Please note that this is the applicant responsibility to refer to the latest applicable guidelines while preparing reports and studies.

Sanitary Sewer Maclaren St:

- A 250 mm dia. PVC Sanitary sewer (2005) is available within Bullman Rd. A 250mm dia. PVC Sanitary sewer (2000) is available within Parkdale Ave.

Water :

- A 200 mm dia. PVC watermain (2005) is available within Bullman Road. A 200mm dia. PVC watermain (2000) is available within Parkdale Ave.
- If the existing water service is proposed to remain to service the community garden, a heated meter room is required to protect the City of Ottawa water meter when temperatures drop below zero.

Trees:

Please note that a new Tree By-law is now in effect.



General Bulletin_New
Tree Protection Bylaw

Road Reinstatement

Where servicing involves three or more service trenches, either a full road width or full lane width 40 mm asphalt overlay will be required, as per amended Road Activity By-Law 2003-445 and City Standard Detail Drawing R10. The amount of overlay will depend on condition of roadway and width of roadway(s).

Required Engineering Plans and Studies:**PLANS:**

- Existing Conditions
- Site Servicing Plan
- Grade Control and Drainage Plan
- Erosion and Sediment control Plan

REPORTS:

- Storm Water Management Brief
- Phase I ESA
- Phase II ESA (Depending on recommendations of Phase I ESA)

Please refer to the [City of Ottawa Guide to Preparing Studies and Plans \[Engineering\]](#):

Specific information has been incorporated into both the [Guide to Preparing Studies and Plans](#) for a site plan. The guide outlines the requirement for a statement to be provided on the plan about where the property boundaries have been derived from.

Added to the general information for servicing and grading plans is a note that an O.L.S. should be engaged when reporting on or relating information to property boundaries or existing conditions. The importance of engaging an O.L.S. for development projects is emphasized.

Phase One Environmental Site Assessment:

- A Phase I ESA is required to be completed in accordance with Ontario Regulation 153/04 in support of this development proposal to determine the potential for site contamination. Depending on the Phase I recommendations a Phase II ESA may be required.

- The Phase I ESA shall provide all the required Environmental Source Information as required by O. Reg. 153/04. ERIS records are available to public at a reasonable cost and need to be included in the ESA report to comply with O.Reg. 153/04 and the Official Plan. The City will not be in a position to approve the Phase I ESA without the inclusion of the ERIS reports.
- Official Plan Section 4.8.4:

<https://ottawa.ca/en/city-hall/planning-and-development/official-plan-and-master-plans/official-plan/volume-1-official-plan/section-4-review-development-applications#4-8-protection-health-and-safety>

Fourth (4th) Review Charge:

Please be advised that additional charges for each review, after the 3rd review, will be applicable to each file. There will be no exceptions.

Construction approach – Please contact the Right-of-Ways Permit Office TMconstruction@ottawa.ca early in the Site Plan process to determine the ability to construct site and copy File Lead on this request.

Please note that these comments are considered preliminary based on the information available to date and therefore maybe amended as additional details become available and presented to the City. It is the responsibility of the applicant to verify the above information. The applicant may contact me for follow-up questions related to engineering/infrastructure prior to submission of an application if necessary.

If you have any questions or require any clarification, please let me know.

Regards,

Amy Whelan, E.I.T

Engineering Intern

Planning, Real Estate and Economic Development Department– Direction générale de la planification, des biens immobiliers et du développement Development Review – Central Branch

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613.580.2424 ext./poste 26642, amy.whelan@ottawa.ca

APPLICANT'S STUDY AND PLAN IDENTIFICATION LIST

Legend: **S** indicates that the study or plan is required with application submission.

A indicates that the study or plan may be required to satisfy a condition of approval/draft approval.

For information and guidance on preparing required studies and plans refer [here](#):

S/A	ENGINEERING		S/A
S	1. Site Servicing Plan	2. Site Servicing Study / Assessment of Adequacy of Public Services	<input type="checkbox"/>
S	3. Grade Control and Drainage Plan	4. Geotechnical Study / Slope Stability Study	<input type="checkbox"/>
<input type="checkbox"/>	5. Composite Utility Plan	6. Groundwater Impact Study	<input type="checkbox"/>
<input type="checkbox"/>	7. Servicing Options Report	8. Wellhead Protection Study	<input type="checkbox"/>
<input type="checkbox"/>	9. Transportation Impact Assessment (TIA)	10. Erosion and Sediment Control Plan / Brief	S
S	11. Storm water Management Report / Brief	12. Hydro geological and Terrain Analysis	<input type="checkbox"/>
<input type="checkbox"/>	13. Hydraulic Water main Analysis	14. Noise / Vibration Study	<input type="checkbox"/>
<input type="checkbox"/>	15. Roadway Modification Functional Design	16. Confederation Line Proximity Study	<input type="checkbox"/>
S	17. Existing Conditions Plan	18.	

S/A	PLANNING / DESIGN / SURVEY		S/A
<input type="checkbox"/>	19. Draft Plan of Subdivision	20. Plan Showing Layout of Parking Garage	<input type="checkbox"/>
<input type="checkbox"/>	21. Draft Plan of Condominium	22. Planning Rationale	S
S	23. Site Plan	24. Minimum Distance Separation (MDS)	<input type="checkbox"/>
<input type="checkbox"/>	25. Concept Plan Showing Proposed Land Uses and Landscaping	26. Agrology and Soil Capability Study	<input type="checkbox"/>
<input type="checkbox"/>	27. Concept Plan Showing Ultimate Use of Land	28. Cultural Heritage Impact Statement	<input type="checkbox"/>
S	29. Landscape Plan	30. Archaeological Resource Assessment Requirements: S (site plan) A (subdivision, condo)	<input type="checkbox"/>
S	31. Survey Plan	32. Shadow Analysis	<input type="checkbox"/>
A	33. Architectural Building Elevation Drawings (dimensioned) – for the proposed accessory structure for compliance review	34. Design Brief (includes the Design Review Panel Submission Requirements)	<input type="checkbox"/>
<input type="checkbox"/>	35. Wind Analysis		<input type="checkbox"/>

S/A	ENVIRONMENTAL		S/A
S	36. Phase 1 Environmental Site Assessment	37. Impact Assessment of Adjacent Waste Disposal/Former Landfill Site	<input type="checkbox"/>
A	38. Phase 2 Environmental Site Assessment (depends on the outcome of Phase 1)	39. Assessment of Landform Features	<input type="checkbox"/>
<input type="checkbox"/>	40. Record of Site Condition	41. Mineral Resource Impact Assessment	<input type="checkbox"/>
<input type="checkbox"/>	42. Tree Conservation Report	43. Environmental Impact Statement / Impact Assessment of Endangered Species	<input type="checkbox"/>
<input type="checkbox"/>	44. Mine Hazard Study / Abandoned Pit or Quarry Study	45. Integrated Environmental Review (Draft, as part of Planning Rationale)	<input type="checkbox"/>

S/A	ADDITIONAL REQUIREMENTS		S/A
S	46. Applicant's Public Consultation Strategy (may be provided as part of the Planning Rationale)	47. Site Lighting Plan	A
A	48. Site Lighting Certification Letter	49.	

Meeting Date: September 8, 2022

Application Type: *Demolition Control*

File Lead (Assigned Planner): M Masha Wakula

Infrastructure Approvals Project Manager: Reza Bakhit

Site Address (Municipal Address): 272-274 Parkdale Avenue *Preliminary Assessment: 1 2 3 4 5

*One (1) indicates that considerable major revisions are required before a planning application is submitted, while five (5) suggests that proposal appears to meet the City's key land use policies and guidelines. **This assessment is purely advisory and does not consider technical aspects of the proposal or in any way guarantee application approval.**

It is important to note that the need for additional studies and plans may result during application review. If following the submission of your application, it is determined that material that is not identified in this checklist is required to achieve complete application status, in accordance with the Planning Act and Official Plan requirements, the Planning, Real Estate and Economic Development Department will notify you of outstanding material required within the required 30 day period. Mandatory pre-application consultation will not shorten the City's standard processing timelines, or guarantee that an application will be approved. It is intended to help educate and inform the applicant about submission requirements as well as municipal processes, policies, and key issues in advance of submitting a formal development application. This list is valid for

one year following the meeting date. If the application is not submitted within this timeframe the applicant must again pre-consult with the Planning, Real Estate and Economic Development Department.

Hello Alexander and Kevin,

Please refer to the below [and/or attached notes] regarding the Pre-Application Consultation (pre-con) Meeting held on September 8, 2022 for the property at 272-274 Parkdale Avenue for the demolition control application of two residential buildings on site and proposed interim use of the subject site as a community garden. I have also attached the required Plans & Study List for application submission.

Below [or attached] are summary of the proposal and staff's comments based on the information available at the time of pre-con meeting and following the review of pre-application consultation materials submitted by the applicant on September 8, 2022. Please, note that the information is considered preliminary and the assigned City Staff may modify and/or add additional requirements and conditions upon review of an application if deemed necessary.

Detailed Summary of the Proposal:

The development proposal at 272-274 Parkdale Avenue, Ottawa is to demolish vacant residential buildings upon approval of the Demolition Control application to enable future development of the site. In the interim the vacant lot(s) after demolition is to be converted to a community garden until the anticipated development can proceed.

An existing parking area is to remain at the same location and its expansion is anticipated by the applicant. The parking area is for the exclusive use for the community garden; it's not intended to be a parking lot for other people to use. There are two curb depressions already, at Bullman and Parkdale; the applicant plans to continue to use those curb depressions as access points to the proposed parking area.

The applicant considers that the lifespan of the subject buildings is over with respect to the level of repair and upkeep that is currently beyond feasible option compared to the number of tenants these buildings can accommodate, and therefore, proposes the demolition.

The Secondary Plans are approved for this area, which designates it as a Mixed-use Centre/Hub and identifies it as a site for high-rise development (up to 25 storeys, with angular plane area – maximum height subject to Secondary Plan and Community Design Plan). The applicant anticipates a 20+ storey building on the site in line with the approved Secondary Plans for the area, when the development will occur.

The concept proposal for the interim use was discussed with the Councillor, Community Association and Community Garden Representatives in the area.

The applicant commissioned FOTENN Consultants Inc. for the design for the community garden. The concept design submitted for the pre-application consultation is the same that was presented to the Community Association, the Councillor and the Parkdale Food Market, who will be potentially operating the subject community garden. No washrooms and no employees are anticipated to be present on site for the operation of the community garden. The garden is anticipated to be managed by the same group of people who are currently managing the Goldenrod and Nanny Goat Hill community gardens. The applicant is in the process of developing an MOU with both groups.

Both Building Conditions Assessment and Designated Substance Survey reports have recently been completed for the respective buildings and will be submitted alongside the concept plans for the demolition and the replacement community garden.

The proposed garden may require water service and if in the case that it does, the City may allow the water service to remain operational, however a heated meter room must be provided on site.

Planning – M Masha Wakula

Relevant Policies:

- **Zoning By-law:** zoned Mixed Use Centre Zone, Subzone 12, with Floor space index of 2.0 and Height limit of 19 metres (MC12 F(2.0) H(19)) – urban agriculture is a permitted use.
- **Current Official Plan (2003 consolidation):** designated Mixed Use Centre; Sections 2.5.1 (Designing Ottawa) and 3.6.2 (Mixed-Use Centres and Town Centres).
- **The Council approved new Official Plan (2021):** designated Hub; Sections 2.2.4 (Healthy and Inclusive Communities), 4.11 (Generally Permitted Uses), 5.2 (Inner Urban Transect), 6.1 (Hubs), 6.2 (Corridors), and 5.6 (Overlays).
- **Scott Street Secondary Plan** as per current Official Plan (2003 consolidation): designated Mixed-Use Centre; Sections 2.2 (Objectives and Purpose), 3.0 (Goals and Principles of the Plan), 4.1 (Mixed Use Centre Designation).
- **Scott Street Secondary Plan** as per the Council approved new Official Plan (2021): designated Hub; Sections 2.2 (Objectives and Purpose), 3 (Goals and Principles of the Plan), 4.1 (Hub Designation).
- **Scott Street Community Design Plan:** designated Mixed-Use Centre; Sections 4.1 (Principles and Key Directions), 4.2 (Land Use and Site Development), 4.2.1 (Mixed-Use Centre Areas), 4.4.3 (Holland-Parkdale Node).
- For more information on the current Official Plan designation and the relevant Secondary Plan, please visit: [Volume 1 - Official Plan | City of Ottawa](#) and [Volume 2a - Secondary Plans | City of Ottawa](#) .
- For more information on the new Official Plan designation and the relevant Secondary Plan, please visit: [Service Ottawa](#) .
- For more information on the Scott Street Community Design Plan and the key differences between a Community Design Plan and a Secondary Plan, please visit [Scott Street Community Design Plan | City of Ottawa](#) and [Community Design Plans | City of Ottawa](#) .
- For more information and related Zoning By-law provisions, please visit: [Zoning By-law 2008-250 Consolidation | City of Ottawa](#) .

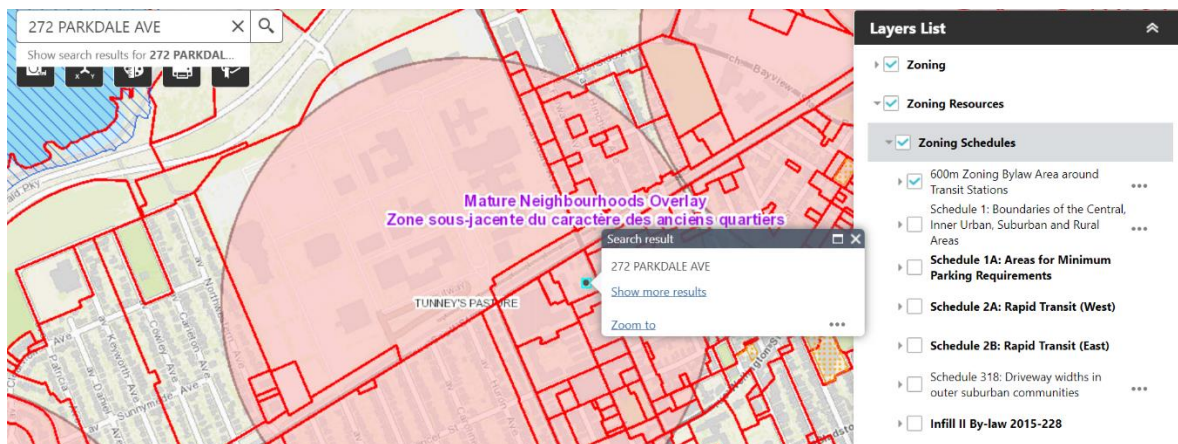
Demolition Control specific comments:

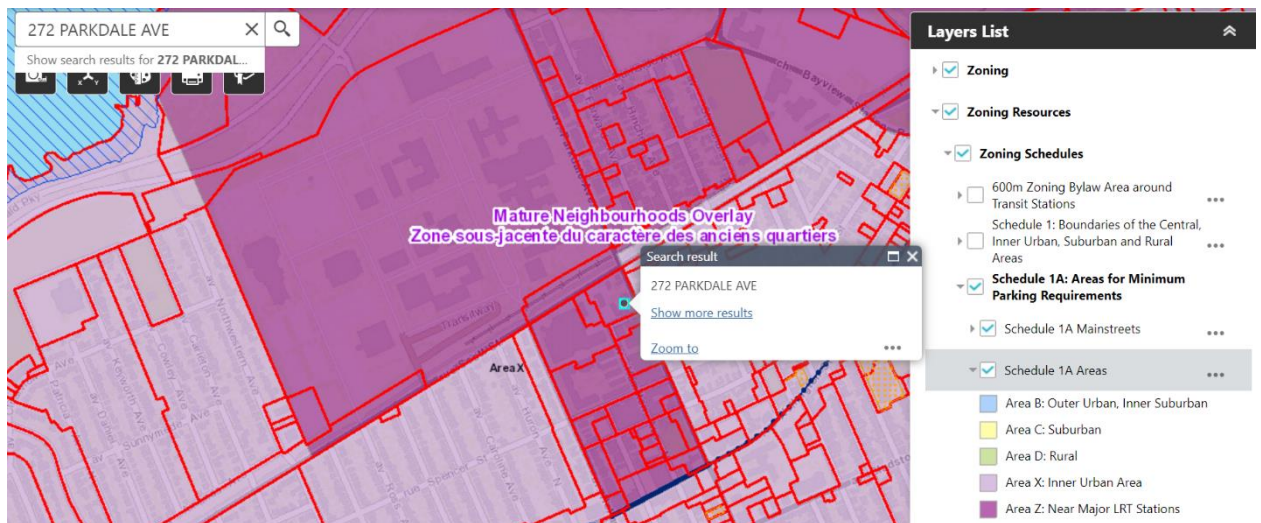
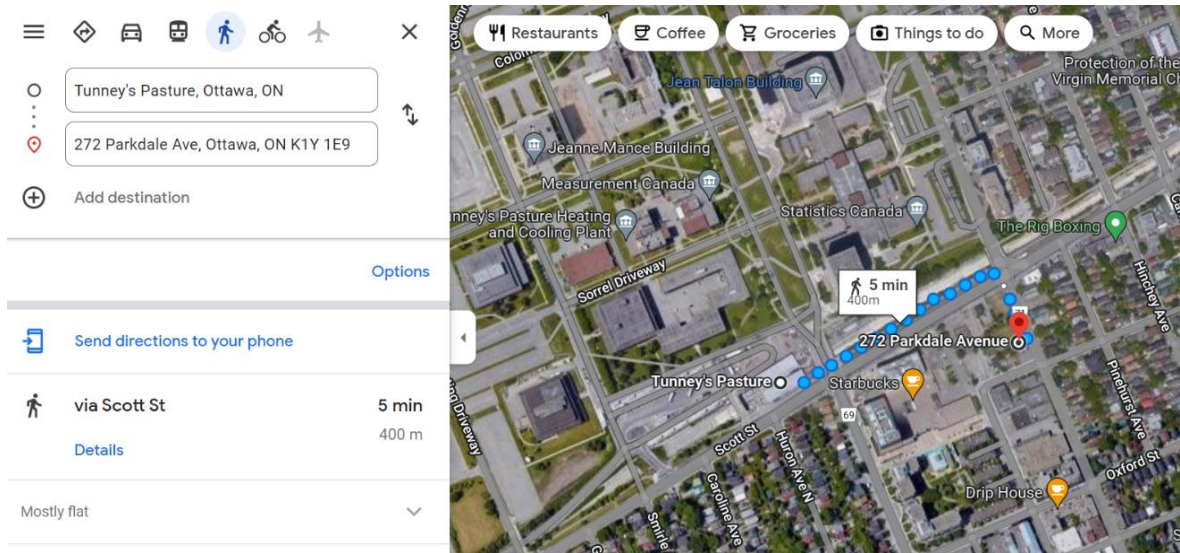
- A Planning rationale will be required, specifying the information below:
 - The provided timeframe for the replacement building, anticipated land use or development within the above-mentioned timeframe, which will ensure that the redevelopment of the property occurs within the reasonable timeframe.
 - Details about the occupancy of the existing two buildings and what has happened, i.e. how long they have been vacant, what is the state of the buildings, etc.
 - Justification that expansion of the parking area is needed (if one will be proposed), and how the proposed expansion aligns with Official Plans (current and new) policies and Scott Street Secondary Plans (current and new) policies.

- How the interim use will support and include sustainable modes of transportation.
- The required Planning Rationale needs to state the applicable policy framework and demonstrate compliance to all applicable Official Plan and Secondary Plan policies and Zoning By-law provisions.
- Site plan and Landscaping plan will be required.

Planning comments:

- Please note that if the establishment or enlargement of a surface parking area adds more than nine spaces, it triggers Site Plan Control application.
- Typically, community gardens are used by local residents. Planning Staff is concerned with the expansion of the parking area on a corner lot and its further impacts on the streetscape where the above-mentioned parking area will be used predominantly by local residents from the area and not operated during the winter months when the community garden won't be operational as well. Promoting sustainable modes of transportation to access the community garden by local residents may be more appropriate solution for functionality of the proposed interim use.
- Additionally, the lot is located within 600 metres of a rapid transit station – LRT Station Tunney's Pasture and in Area Z: Near Major LRT Stations, meaning that no off-street motor vehicle parking is required.





- New tree plantings are encouraged in the City's right-of-way or in the front and corner side yards as part of the landscaping of the parking area to enhance the streetscape and pedestrian enjoyment of the street.
- Bicycle parking is encouraged to be provided to promote sustainable modes of transportation.
- Applicable Sections of the Zoning By-law (important provisions highlighted in yellow):
 - **Section 54 – Definitions:**
Urban agriculture – means a garden for the production of plants including vegetables, fruits, grains, flowers or herbs and includes a community garden. (By-law 2017-148)
 - **Sections 191 and 192** pertaining to Mixed-Use Centre Zone and MC12 subzone
 - **Section 82 - Urban Agriculture:**
 - (1) Urban agriculture must comply with the following provisions:
 - (a) the cultivation of plants for consumption may only be undertaken on lands having soils suitable for food production;

- (b) no building or structure developed exclusively as part of urban agriculture is permitted except in accordance with the following:
 - (i) maximum building height is 3.5 metres;
 - (ii) minimum front and corner side yard setback is 3 metres;
 - (iii) setbacks from all other lot lines are a minimum of 1.2 metres;
 - (iv) maximum lot coverage is 20 per cent; and
 - (v) despite Subclause (i), the maximum height of a greenhouse in a non-residential zone is 4.5 metres. (By-law 2016-131) (By-law 2017-148)
- **Section 101 – Minimum Parking Space Rates:**
 - Within the area shown as Area Z on **Schedule 1A (link is external)**, no off-street motor vehicle parking is required to be provided under this section. (By-law 2016-249)
 - Other Provisions:

Where a use is legally noncomplying with respect to the minimum required number of motor vehicle parking spaces, such use may be changed to another permitted use without adding parking spaces, provided the minimum number of parking spaces required by this By-law for the new use is equal to or less than that required for the current use. (By-law 2021-218)
- **Section 110 – Landscaping Provisions for Parking Lots:**
 - Except in the case of an industrial zone, a minimum of 15% of the area of any parking lot, whether a principal or an accessory use, must be provided as perimeter or interior landscaped area comprised of the following:

landscaped buffer must be provided between the perimeter of the parking lot and a lot line in accordance with Table 110. A driveway may cross the landscaped buffer; and (OMB Order, File #PL080959 issued September 18, 2009)

in addition to the landscaped buffer, interior landscaping may be provided including various landscaped islands, landscaped medians, pedestrian pathways or public plazas to meet the minimum 15% requirement. (OMB Order, File #PL080959 issued September 18, 2009)

Table 110- Minimum Required Width of a Landscaped Buffer of a Parking Lot (OMB Order, File #PL080959 issued September 18, 2009)

I Location of Landscaped Buffer	II For a parking lot containing 10 or fewer spaces	III For a parking lot containing more than 10 but fewer than 100 spaces	IV For a parking lot containing 100 or more spaces
(a) Abutting a street	3 metres	3 metres	3 metres
(b) Not abutting a street	None	1.5 metres	3 metres

- All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be:
 - located at least 9.0 metres from a lot line abutting a public street;
 - located at least 3.0 metres from any other lot line; and

screened from view by an opaque screen with a minimum height of 2.0 metres.

where an in-ground refuse container is provided, the screening requirement of Section (3)(c) above may be achieved with soft landscaping. (By-law 2020-299)

Procedural comments:

- Applications required: Demolition Control (delegated authority from Council) + Minor Variance Application to address any zoning deficiencies for interim use (if applicable).
- The Demolition Control approval will be subject to number of conditions, including fencing and landscaping of the site, the timeframe for the completion of the replacement building, but not limited to them. An annual fee after certain amount of years (typically, five) will be imposed if the redevelopment has not occurred within the specified timeframe.
- In most cases, the decision on Demolition Control applications is made under delegated authority from Council. However, the Ward Councillor may withdraw this delegated authority, and the matter will be referred to the Planning Committee and the recommendation of the Committee then proceeds to City Council, who will make the final decision to approve or refuse the application.
- The Demolition Control application is subject to Public Consultation.
- Demolition Control applications are one of five types of applications included within the City's [Guaranteed Application Timeline Initiative \(GATI\)](#) for rendering a decision on certain classes of development applications within the Council approved timeline, in this case 98 days.

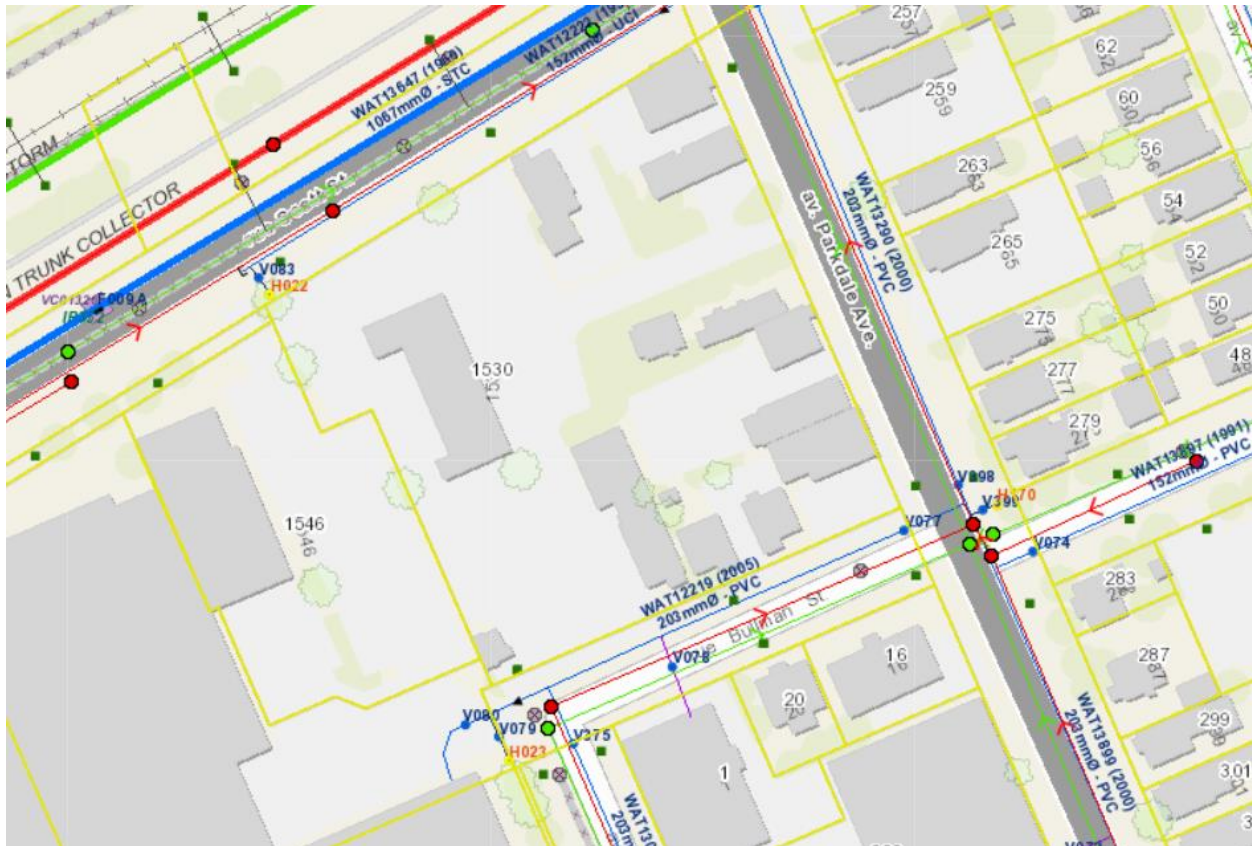
Engineering – Amy Whelan and Reza Bakhit (comments available in separate document)

General:

- It is the sole responsibility of the consultant to investigate the location of existing underground utilities in the proposed servicing area and submit a request for locates to avoid conflict(s). The location of existing utilities and services shall be documented on an **Existing Conditions Plan**.
- Any easements on the subject site shall be identified and respected by any development proposal and shall adhere to the conditions identified in the easement agreement. A **legal survey plan** shall be provided, and all easements shall be shown on the engineering plans.
- Reference documents for information purposes :
 - Ottawa Sewer Design Guidelines (October 2012)
 - Technical Bulletin PIEDTB-2016-01
 - Technical Bulletins ISTB-2018-01, ISTB-2018-02 and ISTB-2018-03.
 - Ottawa Design Guidelines - Water Distribution (2010)
 - Geotechnical Investigation and Reporting Guidelines for Development Applications in the City of Ottawa (2007)
 - City of Ottawa Slope Stability Guidelines for Development Applications (revised 2012)
 - City of Ottawa Environmental Noise Control Guidelines (January 2016)
 - City of Ottawa Accessibility Design Standards (2012) (City recommends development be in accordance with these standards on private property)

- Ottawa Standard Tender Documents (latest version)
- Ontario Provincial Standards for Roads & Public Works (2013)
- Record drawings and utility plans are also available for purchase from the City (Contact the City's Information Centre by email at InformationCentre@ottawa.ca or by phone at (613) 580-424 x.44455).

Please note that this is the applicant responsibility to refer to the latest applicable guidelines while preparing reports and studies.



Disclaimer:

The City of Ottawa does not guarantee the accuracy or completeness of the data and information contained on the above image(s) and does not assume any responsibility or liability with respect to any damage or loss arising from the use or interpretation of the image(s) provided. This image is for schematic purposes only.

Stormwater Management Criteria and Information:

- Due to the nature of the proposed development, it is expected that there should be little change to the runoff coefficient, resulting to a similar pre and post development release rate. Please provide a **Stormwater Management Brief** which demonstrates calculations of the pre/post development, runoff coefficients, drainage patterns and release rates. If the post development release rate is found to grossly exceed the pre-development release rate on site stormwater management may be requested. For this reason, it is

discouraged to utilize raised gardening beds as they result in a larger impact on the runoff coefficient.

- **Water quality control**, it is highly recommended to provide a bioswale to intercept most of the parking lot drainage prior to releasing to the city of Ottawa ROW. Please provide a brief description of a proposed bioswale if applicable with in the body of the Stormwater management brief. The brief must also speak to the maintenance of the bioswale including methods and frequency of maintenance.

Storm Sewer:

- A 450mm dia. PVC storm sewer (2005) is available within Bullman Rd. A 750mm dia. CONC storm sewer (2000) is available within Parkdale Ave.

Sanitary Sewer Maclaren St:

- A 250 mm dia. PVC Sanitary sewer (2005) is available within Bullman Rd. A 250mm dia. PVC Sanitary sewer (2000) is available within Parkdale Ave.

Water :

- A 200 mm dia. PVC watermain (2005) is available within Bullman Road. A 200mm dia. PVC watermain (2000) is available within Parkdale Ave.
- If the existing water service is proposed to remain to service the community garden, a heated meter room is required to protect the City of Ottawa water meter when temperatures drop below zero.

Trees:

Please note that a new Tree By-law is now in effect.



General Bulletin_New
Tree Protection Bylaw

Road Reinstatement

Where servicing involves three or more service trenches, either a full road width or full lane width 40 mm asphalt overlay will be required, as per amended Road Activity By-Law 2003-445 and City Standard Detail Drawing R10. The amount of overlay will depend on condition of roadway and width of roadway(s).

Required Engineering Plans and Studies:

PLANS:

- Existing Conditions
- Site Servicing Plan
- Grade Control and Drainage Plan
- Erosion and Sediment control Plan

REPORTS:

- Storm Water Management Brief
- Phase I ESA
- Phase II ESA (Depending on recommendations of Phase I ESA)

Please refer to the **City of Ottawa Guide to Preparing Studies and Plans [Engineering]:**

Specific information has been incorporated into both the [Guide to Preparing Studies and Plans](#) for a site plan. The guide outlines the requirement for a statement to be provided on the plan about where the property boundaries have been derived from.

Added to the general information for servicing and grading plans is a note that an O.L.S. should be engaged when reporting on or relating information to property boundaries or existing conditions. The importance of engaging an O.L.S. for development projects is emphasized.

Phase One Environmental Site Assessment:

- A Phase I ESA is required to be completed in accordance with Ontario Regulation 153/04 in support of this development proposal to determine the potential for site contamination. Depending on the Phase I recommendations a Phase II ESA may be required.
- The Phase I ESA shall provide all the required Environmental Source Information as required by O. Reg. 153/04. ERIS records are available to public at a reasonable cost and need to be included in the ESA report to comply with O.Reg. 153/04 and the Official Plan. The City will not be in a position to approve the Phase I ESA without the inclusion of the ERIS reports.
- Official Plan Section 4.8.4:

<https://ottawa.ca/en/city-hall/planning-and-development/official-plan-and-master-plans/official-plan/volume-1-official-plan/section-4-review-development-applications#4-8-protection-health-and-safety>

Fourth (4th) Review Charge:

Please be advised that additional charges for each review, after the 3rd review, will be applicable to each file. There will be no exceptions.

Construction approach – Please contact the Right-of-Ways Permit Office TMconstruction@ottawa.ca early in the Site Plan process to determine the ability to construct site and copy File Lead on this request.

Please note that these comments are considered preliminary based on the information available to date and therefore maybe amended as additional details become available and presented to the City. It is the responsibility of the applicant to verify the above information. The applicant may contact me for follow-up questions related to engineering/infrastructure prior to submission of an application if necessary.

If you have any questions or require any clarification, please let me know.

Feel free to contact the Engineering Intern, Amy Whelan, at amy.whelan@ottawa.ca, and Infrastructure Project Manager, Reza Bakhit, at reza.bakhit@ottawa.ca, for follow-up questions. Please, copy File Lead on this communication.

Transportation - Wally Dubyk

- **A Screening Form will be required.**

A Screening Form would determine if any of the TIA Triggers are met as per the TIA Guidelines. The consultant is to address how they plan to enable and encourage travel by sustainable modes (i.e. to make walking, cycling, transit, carpooling and telework more convenient, accessible, safe and comfortable). Please complete the City of Ottawa's TDM Measures Checklist.

- Parkdale Avenue is designated as an Arterial road within the City's Official Plan with a ROW protection of 26.0 metres. The ROW protection limit and the offset distance (13.0 metres) are to be dimensioned from the existing centerline of pavement and shown on the drawings. The Certified Ontario Land Surveyor is to confirm the ROW protected limits and any portion that may fall within the private property to be conveyed to the City.

ROW interpretation – Land for a road widening will be taken equally from both sides of a road, measured from the centreline in existence at the time of the widening if required by the City. The centreline is a line running down the middle of a road surface, equidistant from both edges of the pavement. In determining the centreline, paved shoulders, bus lay-bys, auxiliary lanes, turning lanes and other special circumstances are not included in the road surface.

- A 5.0 metres x 5.0 metres sight triangle is required at the intersection of Parkdale Avenue & Bullman Street. The sight triangle area is to be conveyed to the City and is to be shown on all drawings. The sight triangle dimensions are to be measured from the ROW protected limits.
- Bicycle parking spaces are required as per Section 111 of the Ottawa Comprehensive Zoning By-law. Bicycle parking spaces should be located in safe, secure places near main entrances and preferably protected from the weather.

Feel free to contact the Transportation Project Manager, Wally Dubyk, at Wally.Dubyk@ottawa.ca, for follow-up questions. Please, copy File Lead on this communication.

Environmental - Mark Richardson

- No TCR (Tree Conservation report) is needed. Please, contact Mark Richardson if any tree removals are anticipated with the proposed development.
- Any removal of privately-owned trees 10cm or larger in diameter, or city-owned trees of any diameter requires a tree permit issued under the Tree Protection Bylaw (Bylaw 2020 – 340); the permit will be based on an approved TCR and made available at or near plan approval.
- The City encourages the retention of healthy trees; if possible, please seek opportunities for retention of trees that will contribute to the design/function of the site.

For more information on the process or help with tree retention options, contact Mark Richardson mark.richardson@ottawa.ca. Please, copy File Lead on this communication.

City Surveyor

- The determination of property boundaries, minimum setbacks and other regulatory constraints are a critical component of development. An Ontario Land Surveyor (O.L.S.) needs to be consulted at the outset of a project to ensure properties are properly defined and can be used as the geospatial framework for the development.
- Topographic details may also be required for a project and should be either carried out by the O.L.S. that has provided the Legal Survey or done in consultation with the O.L.S. to ensure that the project is integrated to the appropriate control network.

Questions regarding the above requirements can be directed to the City's Surveyor, Bill Harper, at Bill.Harper@ottawa.ca

Other

- Plans are to be standard A1 size (594 mm x 841 mm) sheets, utilizing an appropriate Metric scale (1:200, 1:250, 1:300, 1:400 or 1:500).
- All PDF submitted documents are to be unlocked and flattened.
- Note that many of the plans and studies collected with this application must be signed, sealed and dated by a qualified engineer, architect, surveyor, planner or designated specialist
- Prior to submitting a formal application, it is recommended that you contact the Ward Councillor Jeff Leiper, at jeff.leiper@ottawa.ca about the proposal, if this hasn't been done yet. You may also consider contacting local Community Associations, if this hasn't been done yet.
- Application processing timeline generally depends on the quality of the submission. For more information on standard processing timelines, please visit: [Development applications | City of Ottawa](#)
- For information on application fees, please visit: [Development application fees | City of Ottawa](#)

Please refer to the links to [Guide to preparing studies and plans](#) and [fees](#) for further information. Additional information is available related to [building permits](#), [development charges](#), and the [Accessibility Design Standards](#). Be aware that other fees and permits may be required, outside of the development review process. You may obtain background drawings by contacting geoinformation@ottawa.ca.

These pre-con comments are valid for one year. If you submit a development application(s) after this time, you may be required to meet for another pre-consultation meeting and/or the submission requirements may change. You are as well encouraged to contact us for a follow-up meeting if the plan/concept will be further refined.

Please do not hesitate to contact me if you have any questions.

Regards,

M Masha Wakula

Planner I, Development Review Central
Urbaniste I, Examen des projets d'aménagement Central

City of Ottawa
Ville d'Ottawa

Planning, Real Estate and Economic Development Department
Direction générale de la planification, des biens immobiliers
et du développement économique

110 Laurier Avenue West, Ottawa, ON K1P 1J1 / 613.580.2424 ext. 27029
mmashawakula.vakula@ottawa.ca / ottawa.ca/planning / ottawa.ca/urbanisme

*** As I am working remotely in accordance with government recommendations, email is the best means of communication.

Should there be delays in response time, I thank you for your understanding and patience.***

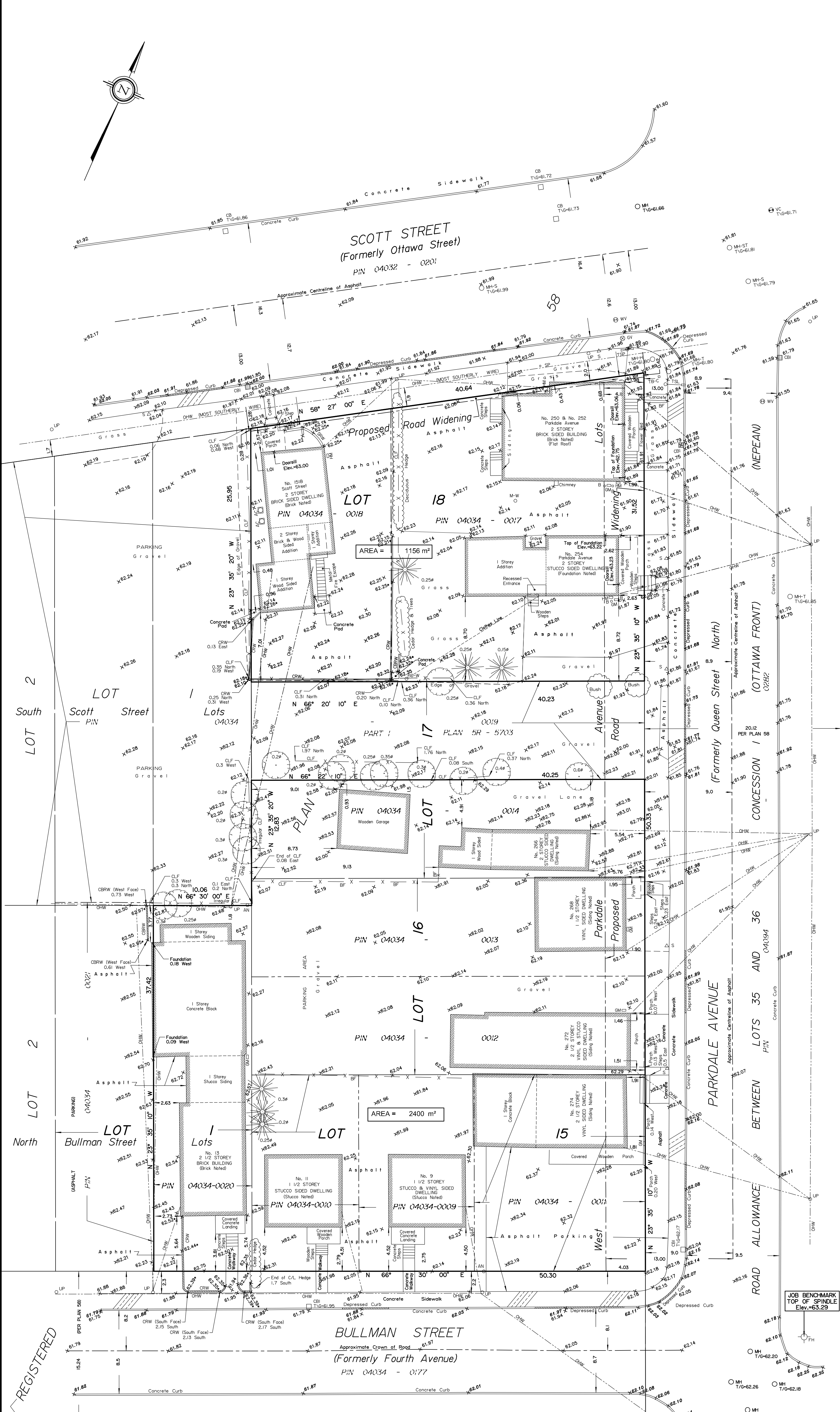
**LOTS 15, 16, 18 and PART OF LOT 17
(West Parkdale Avenue) AND
PART OF LOT 1
(North Bullman Street)
REGISTERED PLAN 58
CITY OF OTTAWA**

Prepared by Annis, O'Sullivan, Vollebakk Ltd.

Fieldwork for Lot 18 and North Half of Lot 17, Registered Plan 58
completed August 4, 2011. (AOG File 12222-11)

Plan Revised February 7th, 2013 To Show Road Widening

Date _____ Edward M. Lancaster, O.L.S.



Notes & Legend

Symbol	Denotes
○ MH-ST	Maintenance Hole (Storm Sewer)
○ MH-S	Maintenance Hole (Sanitary)
○ MH-T	Maintenance Hole (Traffic)
○ MH-H	Maintenance Hole (Hydro)
○ MH-U	Maintenance Hole (Unidentified)
○ VC	Valve Chamber (Watermain)
○ OW	Overhead Wires
○ UP	Utility Pole
□ CB	Catch Basin
□ CB	Catch Basin Inlet
○ WV	Water Valve
○ SP	Water Stand Post
T/G	Top of Grate
○ GV	Gas Valve
○ GM	Gas Meter
○ HM	Hydro Meter
□ TB-C	Cable Terminal Box
○ TSP	Traffic Signal Post
○ B	Bollard
△ S	Sign
CLF	Chain Link Fence
BF	Board Fence
SRW	Stone Retaining Wall
CRW	Concrete Retaining Wall
CBRW	Concrete Block Retaining Wall
○ PO-W	Wood Pole
○ TL	Traffic Light
○ TS	Diameter
+ 65.00	Location of Elevations
+ 65.00	Location of Elevations (Top of Wall)
+ 65.00	Location of Elevations (Top of Curb)
C/L	Centreline
—	Property Line
○	Deciduous Tree
○	Coniferous Tree
□ AC	Air Conditioner
○ M-W	Monitoring Well

Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

BOUNDARY INFORMATION DERIVED FROM FIELD SURVEY, OFFICE RECORDS AND REGISTRY OFFICE RESEARCH.

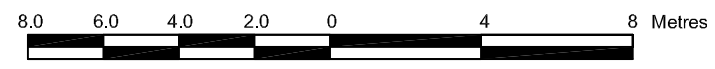
ELEVATION NOTES

- Elevations shown are referred to geodetic datum.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Scale 1 : 200



Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
Bearings are astronomic, derived from part of the southerly limit of Scott Street shown to be N 58° 27' 00" E on Reference Plan 4R-6132.

© Annis, O'Sullivan, Vollebakk Ltd. 2013. THIS PLAN IS PROTECTED BY COPYRIGHT.
ANNIS, O'SULLIVAN, VOLLEBAKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: nepean@annisd.com
Ontario Land Surveyors Job No. 13688-13 Ridgcraft Lts. I 15 To 17 Pl. 58 T Fl 19

LOT 1139 Registered Plan 157

LOT Registered

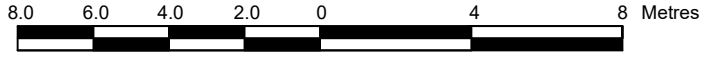
LOT 14 Plan 58

REGISTERED PLAN 88291

PLAN OF SURVEY OF

LOTS 15, 16, 17, AND 18
(West Parkdale Avenue) AND
LOTS 1 AND 2
(North Bullman Street) AND
LOTS 1, 2, AND PART OF 3
(South Scott Street)
REGISTERED PLAN 58
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.
Scale 1 : 200



Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.

Surveyor's Certificate

- I CERTIFY THAT:
- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act, the Land Titles Act and the regulations made under them.
 - The survey was completed on the 10th day of May, 2021.

Notes & Legend

- Denotes Survey Monument Planted
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- IBØ Round Iron Bar
- CC Cut Cross
- (WIT) Witness
- (AOG) Annis, O'Sullivan, Vollebakk Ltd.
- Meas. Measured
- CRW Overhead Wires
- UP Utility Pole
- AN Anchor
- CLF Chain link Fence
- SRW Stone Retaining Wall
- CRW Concrete Retaining Wall
- CBRW Concrete Block Retaining Wall
- CL Centreline
- Prop. Proportionate
- (P1) Registered Plan 58
- (P2) Plan 5R-5703
- (P3) (1319) Plan dated October 15, 1998
- (P4) Plan 5R-5132
- (P5) Plan 4R-20340
- (P6) (1319) Plan dated Oct. 27/97
- (P7) Plan 4R-6192
- SWC Concrete Sidewalk

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99997.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N23°35'50"W and are referenced to Specified Control Points 0191968005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For comparison purposes, a rotation of 0°31'40" counter clockwise was applied to bearings on P₁ and a rotation of 0°34'00" counter clockwise was applied to bearings on P₂ and P₄.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 0191968005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.0191968005	Northing	5027191.26	Easting	361496.76
.01919680105	Northing	5024915.16	Easting	373971.65
.Point A	Northing	5029711.27	Easting	364948.21
.Point B	Northing	5029627.03	Easting	364985.01

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: _____

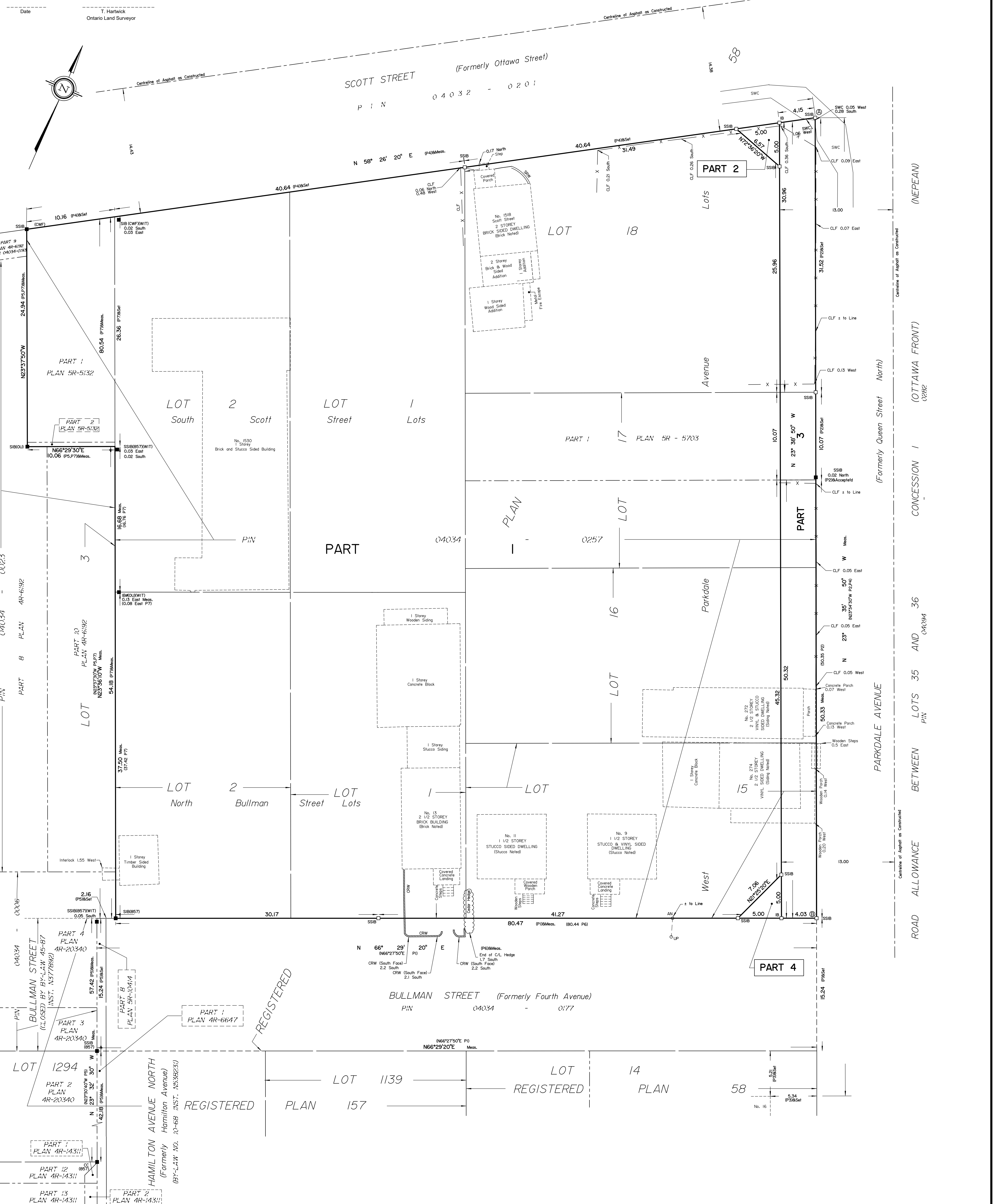
PLAN 4R-
RECEIVED AND DEPOSITED
DATE: _____

T. HARTWICK
ONTARIO LAND SURVEYOR

LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

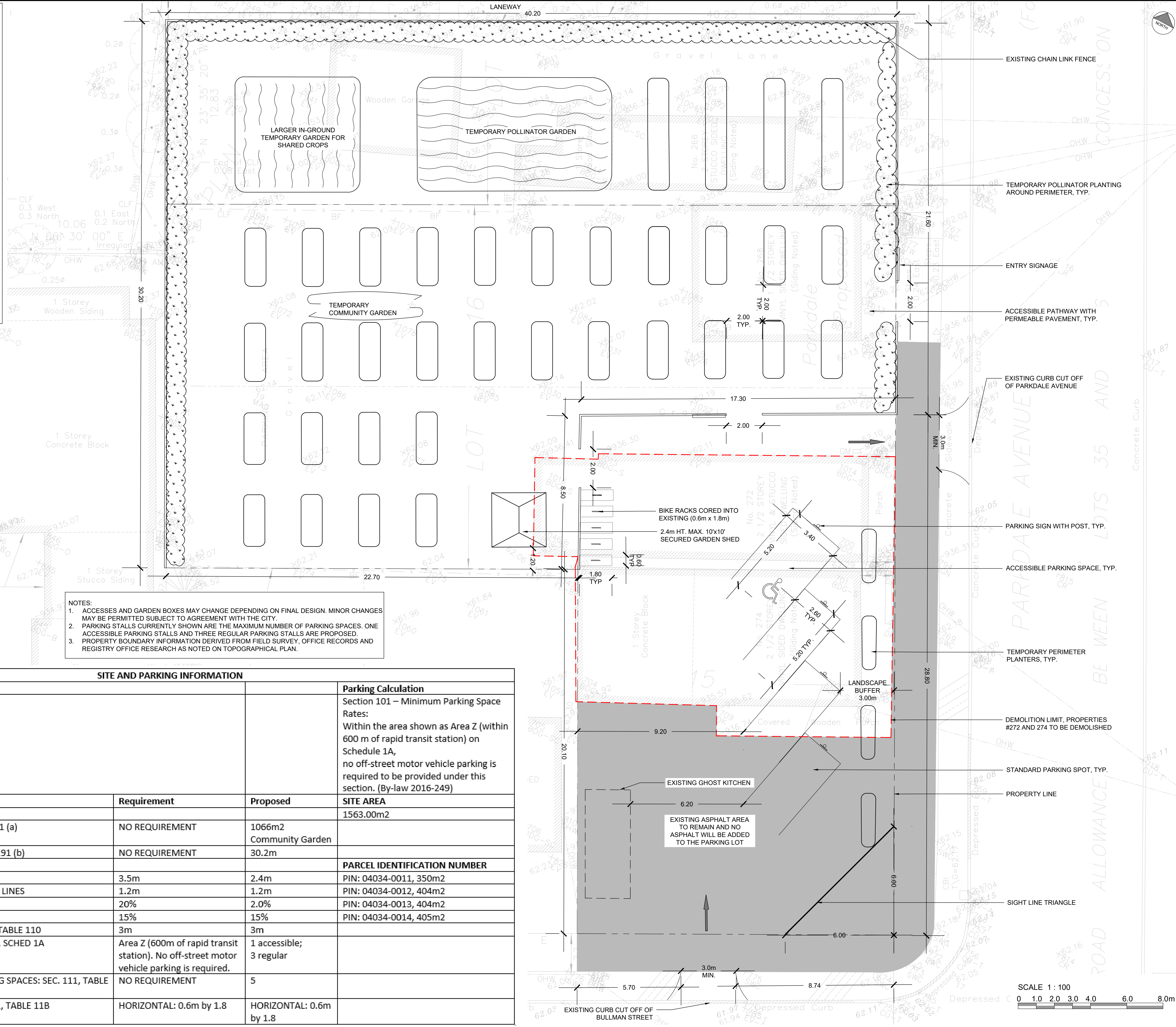
SCHEDULE

PART	LOT	PLAN	PIN
1	ALL OF 1 AND 2 AND PART OF 3 (South Scott Street) ALL OF 1 AND 2 (North Bullman Street) PARTS OF 15, 16, 17, 18 (West Parkdale Avenue)	58	ALL OF 04034-0257
2	PART OF 18 (West Parkdale Avenue)		
3	PARTS OF 15, 16, 17, 18 (West Parkdale Avenue)		
4	PART OF 15 (West Parkdale Avenue)		



LEGEND

- EXISTING ASPHALT TO REMAIN
- ACCESSIBLE PATHWAY WITH PERMEABLE PAVEMENT
- INDIVIDUAL TEMPORARY COMMUNITY GARDEN PLOTS
- LARGER IN-GROUND TEMPORARY GARDEN FOR SHARED CROPS
- TEMPORARY POLLINATOR GARDEN
- TEMPORARY POLLINATOR PLANTING AROUND PERIMETER
- DEMOLITION LIMIT



NOTES:

1. ACCESSES AND GARDEN BOXES MAY CHANGE DEPENDING ON FINAL DESIGN. MINOR CHANGES MAY BE PERMITTED SUBJECT TO AGREEMENT WITH THE CITY.
2. PARKING STALLS CURRENTLY SHOWN ARE THE MAXIMUM NUMBER OF PARKING SPACES. ONE ACCESSIBLE PARKING STALLS AND THREE REGULAR PARKING STALLS ARE PROPOSED.
3. PROPERTY BOUNDARY INFORMATION DERIVED FROM FIELD SURVEY, OFFICE RECORDS AND REGISTRY OFFICE RESEARCH AS NOTED ON TOPOGRAPHICAL PLAN.

SITE AND PARKING INFORMATION			
Type of Use	Interim Community Garden		Parking Calculation
Zoning	Requirement	Proposed	Section 101 – Minimum Parking Space Rates: Within the area shown as Area Z (within 600 m of rapid transit station) on Schedule 1A, no off-street motor vehicle parking is required to be provided under this section. (By-law 2016-249)
Mixed Use Centre Zone, Subzone 12			
MINIMUM LOT AREA: SEC 191, TABLE 191 (a)	NO REQUIREMENT	1066m2	SITE AREA
MINIMUM LOT WIDTH: SEC 191, TABLE 191 (b)	NO REQUIREMENT	30.2m	1563.00m2
URBAN AGRICULTURE: SECTION 82			PARCEL IDENTIFICATION NUMBER
MAXIMUM BUILDING HEIGHT	3.5m	2.4m	PIN: 04034-0011, 350m2
SETBACKS FROM ALL OTHER LOT LINES	1.2m	1.2m	PIN: 04034-0012, 404m2
MAXIMUM LOT COVERAGE	20%	2.0%	PIN: 04034-0013, 404m2
INTERIOR LANDSCAPING: SEC 110	15%	15%	PIN: 04034-0014, 405m2
MINIMUM LANDSCAPE BUFFER: SEC 110, TABLE 110	3m	3m	
MINIMUM REQUIRED PARKING: SEC 101, SCHED 1A	Area Z (600m of rapid transit station). No off-street motor vehicle parking is required.	1 accessible; 3 regular	
MINIMUM NUMBER OF BICYCLE PARKING SPACES: SEC. 111, TABLE 111A	NO REQUIREMENT	5	
BICYCLE PARKING DIMENSIONS: SEC. 111, TABLE 11B	HORIZONTAL: 0.6m by 1.8	HORIZONTAL: 0.6m by 1.8	

2611 QUEENSWAY DRIVE, SUITE 300
OTTAWA, ONTARIO
CANADA K2B 8K2
PHONE: 613-825-2800
WWW.WSP.COM

CONSULTANT:

SEAL:

CLIENT:

RICHCRAFT (BULLMAN) LTD.
2280 ST. LAURENT BOULEVARD,
OTTAWA, ON, K1G 4K1

CLIENT REF #

PROJECT:

**272-274 PARKDALE -
TEMPORARY COMMUNITY
GARDENS**

KEY PLAN:

DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY WSP. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. THIS DRAWING IS NOT TO BE SCALED.

ISSUED FOR: REVISION

NO.	DATE	DESCRIPTION
1	2023.03.17	ISSUED PER CITY COMMENTS
0	2023.02.09	ISSUED FOR CLIENT REVIEW

PROJECT NO: 221-13091-00

DATE: FEB. 2023

ORIGINAL SCALE: 1:100

DESIGNED BY: TM

DRAWN BY: JW

CHECKED BY: TM

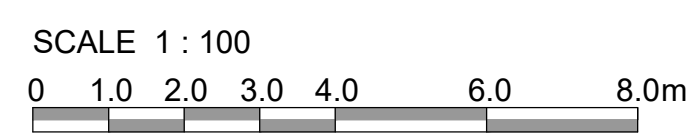
DISCIPLINE: LANDSCAPE ARCHITECTURE

TITLE: LANDSCAPE SITE PLAN

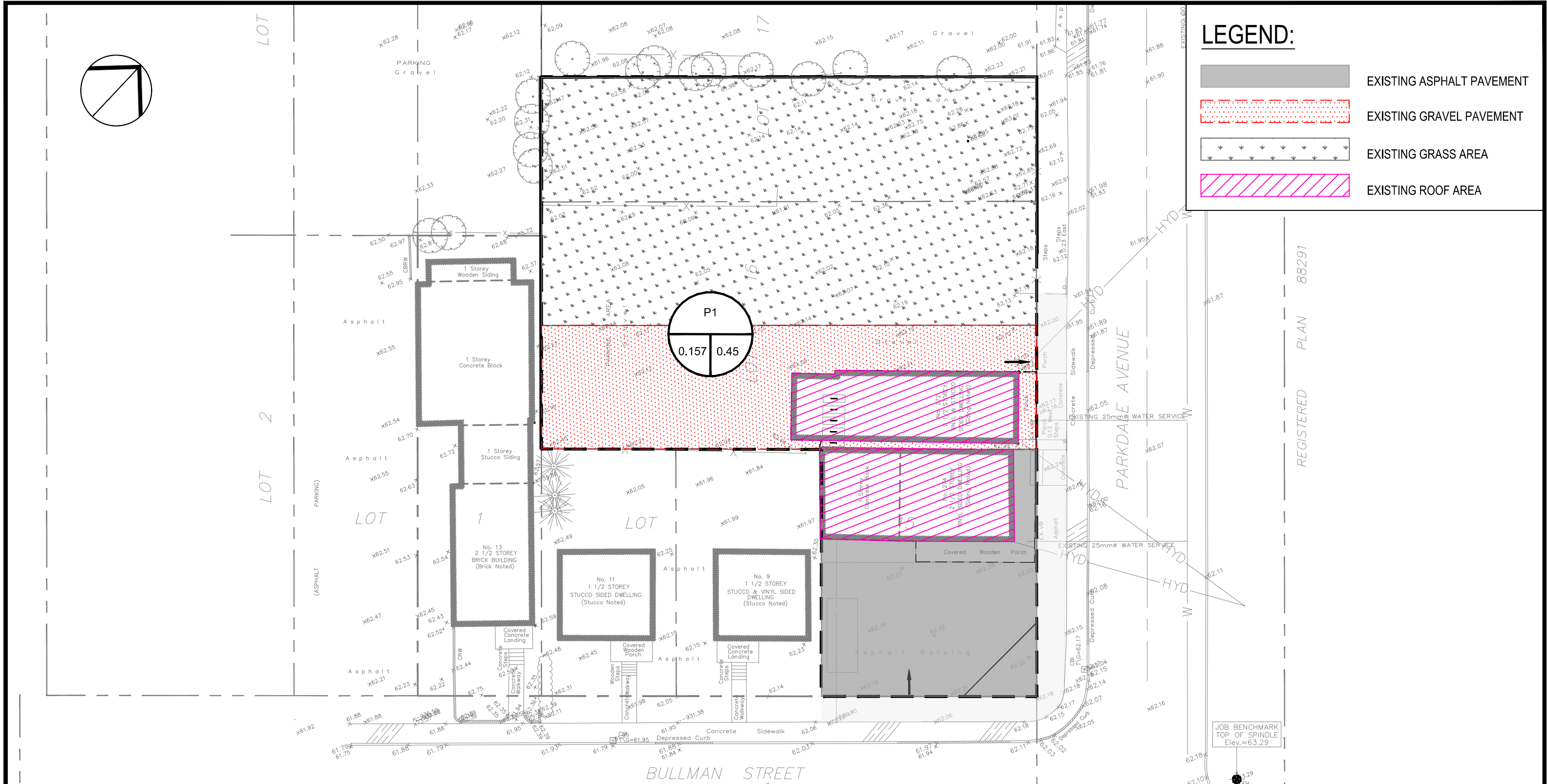
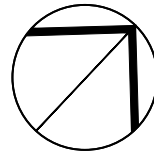
SHEET NUMBER: L100

ISSUE: ISSUED PER CITY COMMENTS





DATE OF: 2023.03.17



D07-05-22-0005



LEGEND:

-  EXISTING ASPHALT PAVEMENT
-  EXISTING GRAVEL PAVEMENT
-  EXISTING GRASS AREA
-  EXISTING ROOF AREA

REGISTERED PLAN 88291

JOB BENCHMARK
TOP OF SPINDLE
Elev.=63.29



PROJECT:
272-274 PARKDALE - RICHCRAFT DEMO

ADDRESS:
272 PARKDALE AVE, OTTAWA, ON K1Y 1E9

PROJECT NO.: 221-13091-00

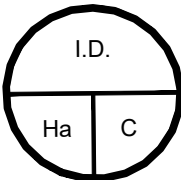
DRAWING NAME:
PRE-DEVELOPMENT STORM DRAINAGE AREA PLAN


DATE: MAR 17, 2023

SCALE: 1 : 300

REVIEWED BY: D.Y.

LEGEND

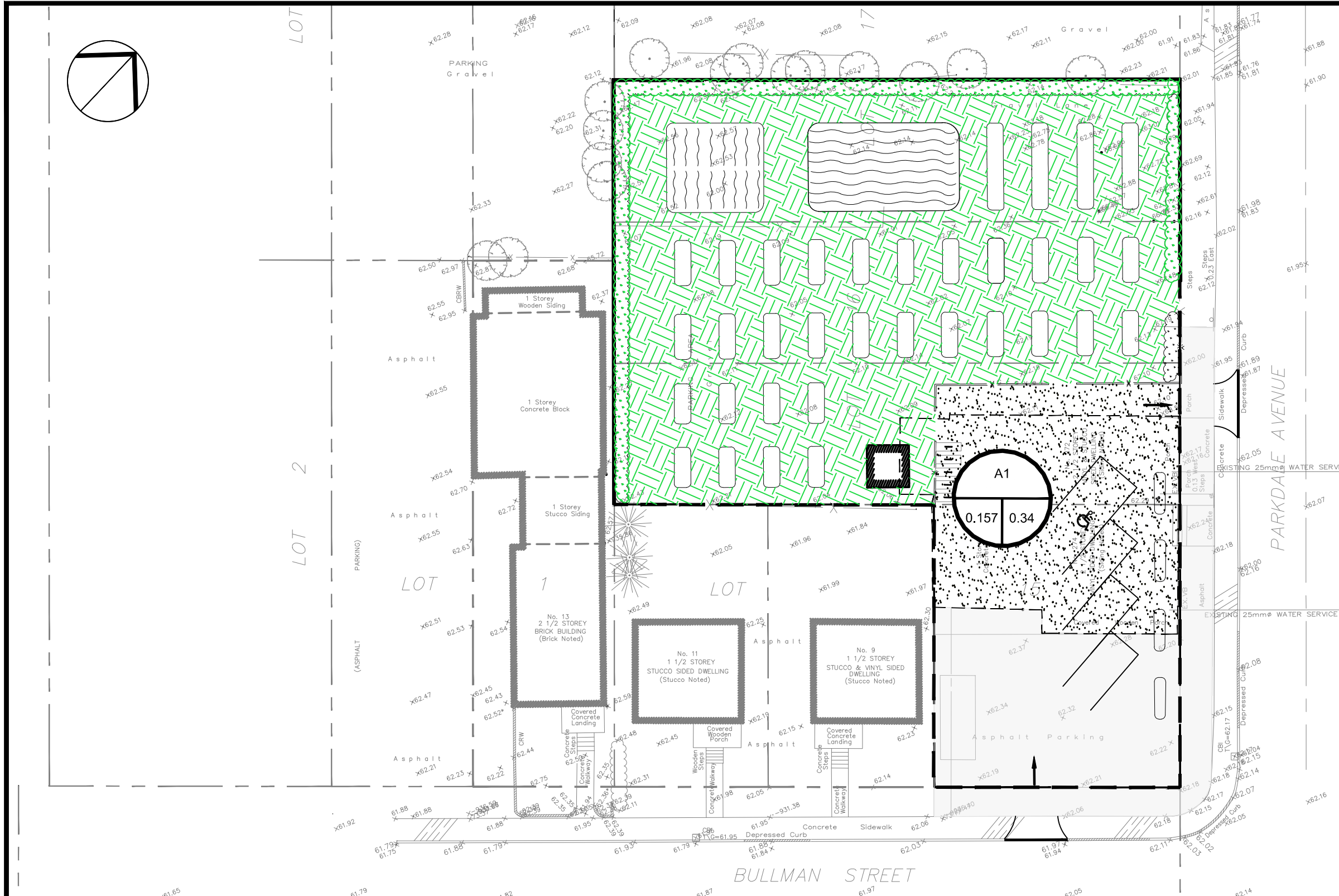
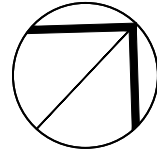
 I.D. DENOTES STORM DRAINAGE AREA ID
Ha DENOTES STORM DRAINAGE AREA
C DENOTES RUNOFF COEFFICIENT

 STORM DRAINAGE BOUNDARY





DESIGNED BY: D.Y.

DRAWN BY: J.T.

SHEET: F01

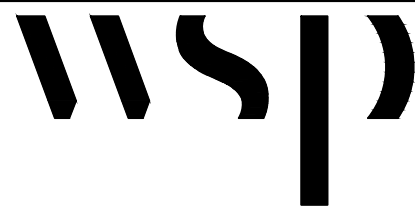


LEGEND:

-  EXISTING ASPHALT PAVEMENT
-  PROPOSED GRAVEL PAVEMENT
-  PROPOSED MULCH AREA
-  EXISTING ROOF AREA

REGISTERED PLAN 88291

JOB BENCHMARK
TOP OF SPINDLE
Elev.=63.29



PROJECT:
272-274 PARKDALE - RICHCRAFT DEMO

ADDRESS:
272 PARKDALE AVE, OTTAWA, ON K1Y 1E9

PROJECT NO.: **221-13091-00**

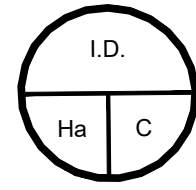
DRAWING NAME:
POST-DEVELOPMENT STORM DRAINAGE AREA PLAN

DATE:
MAR 17, 2023

SCALE:
1 : 300

REVIEWED BY:
D.Y.

LEGEND



I.D. DENOTES STORM DRAINAGE AREA ID
Ha DENOTES STORM DRAINAGE AREA
C DENOTES RUNOFF COEFFICIENT

 STORM DRAINAGE BOUNDARY

300-2611 QUEENSVIEW DRIVE
OTTAWA ONTARIO CANADA K2B 8K2
TEL.: 1-613-829-2800 | FAX: 1-613-829-8299 | WWW.WSPGROUP.COM

DESIGNED BY:
D.Y.

DRAWN BY:
J.T.

SHEET:
F02